| 140.0 | 0002 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 902,800 / 902,800 |
| | | | | | USE VALUE: | 902,800 / 902,800 |
| | | | | | ASSESSED: | 902,800 / 902,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ADHIKARI SHAMBHU R & BINITA |
| Owner 2: | KARKI ISHOWRI |
| Owner 3: | |
| Street 1: | 11 NEWPORT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ADHIKARI SHAMBHU&PAUDEL BINTIA - |
| Owner 2: | KARKI ISHOWRI & PRERANA - |
| Street 1: | 11 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,635 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4635.000 | 448,000 | 7,600 | 447,200 | 902,800 |
| Total Card | 0.106 | 448,000 | 7,600 | 447,200 | 902,800 |
| Total Parcel | 0.106 | 448,000 | 7,600 | 447,200 | 902,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.97 | /Parcel: 341.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 448,100 | 7600 | 4,635. | 447,200 | 902,900 | 902,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 348,200 | 7700 | 4,635. | 419,300 | 775,200 | 775,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 348,200 | 7700 | 4,635. | 346,600 | 702,500 | 702,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 326,900 | 7700 | 4,635. | 318,700 | 653,300 | 653,300 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 326,900 | 7700 | 4,635. | 290,700 | 625,300 | 625,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 292,000 | 7800 | 4,635. | 285,100 | 584,900 | 584,900 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 292,000 | 7800 | 4,635. | 265,000 | 564,800 | 564,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 303,600 | 7800 | 4,635. | 252,100 | 563,500 | 563,500 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ADHIKARI SHAMBH | 68309-352 | | 10/31/2016 | Convenience | 1 | No | No | | |
| ADHIKARI SHAMBH | 63217-216 | | 1/27/2014 | Convenience | 10 | No | No | | |
| ADHIKARI SHAMBH | 63217-211 | | 1/27/2014 | Convenience | 10 | No | No | | |
| RICCIO JEROME J | 50023-419 | | 8/29/2007 | | 600,000 | No | No | | |
| RICCIO JEROME J | 50023-416 | | 8/29/2007 | Family | 1 | No | No | | |
| RICCIO JEROME J | 31402-396 | | 5/15/2000 | Convenience | 1 | No | No | | |
| RICCIO JEROME | 26576-1 | | 8/12/1996 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/24/2016 | 2077 | Porch | 3,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/15/2017 | MEAS&NOTICE | HS | Hanne S |
| 12/4/2008 | MLS | MM | Mary M |
| 11/3/2008 | Meas/Inspect | 355 | PATRIOT |
| 10/26/2000 | Inspected | 189 | PATRIOT |
| 11/17/1999 | Meas/Inspect | 243 | PATRIOT |
| 7/8/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4635 | | Sq. Ft. | Site | | 0 | 80. | 1.21 | 9 | | | | | | | | | 447,240 | | | | | | 447,200 | |

Total AC/HA: 0.10640 | Total SF/SM: 4635 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 447,240 | Spl Credit | Total: 447,200

## !10802!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:04:11 |

## LAST REV

| Date | Time |
|---|---|
| 01/17/18 | 08:09:34 |

ekelly

PAT ACCT. 10802

## User Acct

89790

## GIS Ref

## GIS Ref

## Insp Date

12/15/17

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 89790 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 4 - Solid Wood | 5 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.04772723 |
| Const Adj.: | 0.97903943 |
| Adj $ / SQ: | 174.380 |
| Other Features: | 118500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 649217 |
| Depreciation: | 201257 |
| Depreciated Total: | 447960 |

## COMMENTS

NO ATTIC WATER SEAPS IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 2 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | | | | | | |

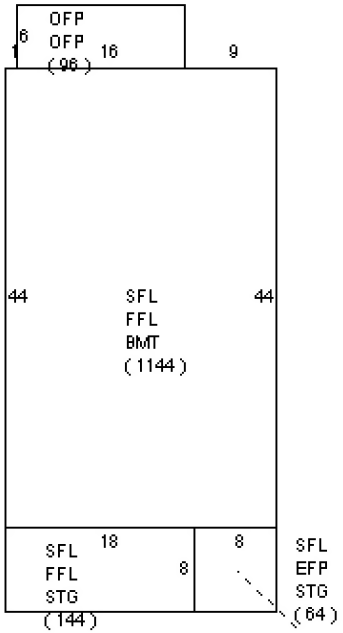
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 174.38 |
| Special Features: | 0 | Val/Su Net: | 105.46 |
| Final Total: | 448000 | Val/Su SzAd | 169.70 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,352 | 174.380 | 235,762 |
| FFL | First Floor | 1,288 | 174.380 | 224,602 |
| BMT | Basement | 1,144 | 52.310 | 59,847 |
| STG | Storage | 208 | 6.820 | 1,418 |
| OFP | Open Porch | 192 | 24.570 | 4,717 |
| EFP | Enclos Porch | 64 | 68.300 | 4,371 |
| | Net Sketched Area: | 4,248 | Total: | 530,717 |
| Size Ad | 2640 | Gross Are | 4248 | FinArea 2640 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

140.0-0002-0005.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1923 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |
| 14 | Open Porch | D | Y | 1 | 14X10 | F | AV | 1980 | 25.46 | T | 31.2 | 104 | | | 2,500 | | | 2,500 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 7,600 | Total Special Featues: | Total: 7,600 |